

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
November 3, 2009**

1. The Zoning Commission of the City of San Antonio met in the 1<sup>st</sup> Floor, Board Room of the Cliff Morton Development and Business Services Center at 1901 S. Alamo.

**1:00 PM – Public Hearing**

2. Roll Call.

**PRESENT:** Wright, McFarland, Valadez, Kelley, Christian, Cole, Myers, Martinez, Tiller

**ABSENT:** Gadberry

3. Approval of October 20, 2009 Zoning Commission Minutes.

Commissioner Wright, Vice Chair, stated Zoning Case No. Z2009166 S has been withdrawn as per the applicant's request.

**COMBINED HEARING:**

4. **ZONING CASE NUMBER Z2009168 (Council District 6):** A request for a change in zoning from "NP-10" Neighborhood Preservation District to "C-3R" Commercial Restrictive Alcoholic Sales District on 1.146 acres and "I-1" General Industrial District on 2.152 acres on 3.298 acres out of Block 4, NCB 11379 on a portion of 303 South Acme Road. Staff recommends approval.

Habib Erkan, representative, stated he would like to amend his request on the portion of 1.146 from "C-3R" to "C-3NA".

Staff stated there were 24 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor. Staff received an email from the president of Community Workers Council stating they had unspecified concerns.

**COMMISSION ACTION**

The motion was made by Commissioner Martinez seconded by Commissioner McFarland to recommend approval of "C-3NA".

**AYES:** Wright, McFarland, Valadez, Kelley, Christian, Cole, Myers, Martinez, Tiller, Gray

**NAY:** None

**THE MOTION CARRIED**

**5. ZONING CASE NUMBER Z2010001 S (Council District 6):** A request for a change in zoning from "C-3" General Commercial District and "C-3 GC-2" General Commercial Highway 151 Gateway Corridor Overlay District to "C-3 S" General Commercial District with a Specific Use Authorization for a Pay Day Loan Agency and "C-3 GC-2 S" General Commercial Highway 151 Gateway Corridor Overlay District with a Specific Use Authorization for a Pay Day Loan Agency on Lot 8, Block 2, NCB 15329, 8802 Potranco Road. Staff recommends approval.

Staff stated there were 15 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor and no response from Heritage Neighborhood Association.

**COMMISSION ACTION**

The motion was made by Commissioner Martinez seconded by Commissioner McFarland to recommend approval.

**AYES:** Wright, McFarland, Valadez, Kelley, Christian, Cole, Myers, Martinez, Tiller, Gray

**NAY:** None

**THE MOTION CARRIED**

**6. ZONING CASE NUMBER Z2010002 CD (Council District 8):** A request for a change in zoning from "C-2" Commercial District to "C-2 CD" Commercial District with a Conditional Use for Auto Parking and/or Long-Term Storage on 0.579 acres out of NCB 11609, 2400 Block of Babcock Road. Staff recommends denial

James Griffin, representative, stated he would like to request a continuance until December 1, 2009. He stated the purpose of the continuance is to allow the property owner to meet with the surrounding property owners, Zoning Commissioner and Councilman. He further stated they are proposing to develop an auto parking and long-term storage on the subject property.

Staff stated there were 71 notices mailed out to the surrounding property owners, 2 returned in opposition and 3 returned in favor and no response from Dreamhill Estates Neighborhood Association.

**COMMISSION ACTION**

The motion was made by Commissioner Tiller seconded by Commissioner Gray to recommend a continuance until December 1, 2009.

**AYES:** Wright, McFarland, Valadez, Kelley, Christian, Cole, Myers, Martinez, Tiller, Gray

**NAY:** None

**THE MOTION CARRIED**

**7. ZONING CASE NUMBER Z2010003 (Council District 8):** A request for a change in zoning from "R-6" Residential Single-Family District to "MF-33" Multi-Family District on 12.8 acres out of NCB 14890, 5600 Block of UTSA Boulevard. Staff recommends approval.

Manuel Pelaez, representative, stated he would like to request a continuance to meet with the surrounding property owners and adjoining neighborhood associations to present their proposal and address any concerns they may have.

Staff stated there were 4 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Regency Meadows Association.

#### **COMMISSION ACTION**

The motion was made by Commissioner Tiller seconded by Commissioner Gray to recommend a continuance until December 1, 2009.

**AYES:** Wright, McFarland, Valadez, Kelley, Christian, Cole, Myers, Martinez, Tiller,  
Gray

**NAY:** None

#### **THE MOTION CARRIED**

8. Consideration and recommendation on a proposed amendment to the Unified Development Code regarding building heights within 100 feet of single-family uses.

Andrew Spurgin, Senior Planner, presented item.

#### **COMMISSION ACTION**

The motion was made by Commissioner Gray seconded by Commissioner Valadez to recommend approval of staff's recommendation for the revised notification process and for the approved setback language approved by Technical Advisory Committee (TAC) on October 5, 2009.

**AYES:** Wright, McFarland, Valadez, Kelley, Cole, Myers, Martinez, Tiller, Gray  
**NAY:** None

#### **THE MOTION CARRIED**

9. Consideration and recommendation on a proposed amendment to the Unified Development Code regarding public notification procedures for certain items heard by the Board of Adjustment.

Chris Looney, Planning Manager, presented item.

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### COMMISSION ACTION

The motion was made by Commissioner Martinez seconded by Commissioner Gray to recommend approval.

**AYES: Wright, McFarland, Valadez, Kelley, Cole, Myers, Martinez, Tiller, Gray**

**NAY: None**

### THE MOTION CARRIED

### 10. ADJOURNMENT.

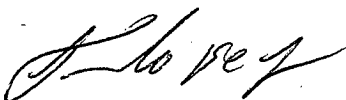
There being no further business, the meeting was adjourned at 1:32 p.m.

APPROVED:



Don Gadberry, Chairman

ATTEST:



Executive Secretary